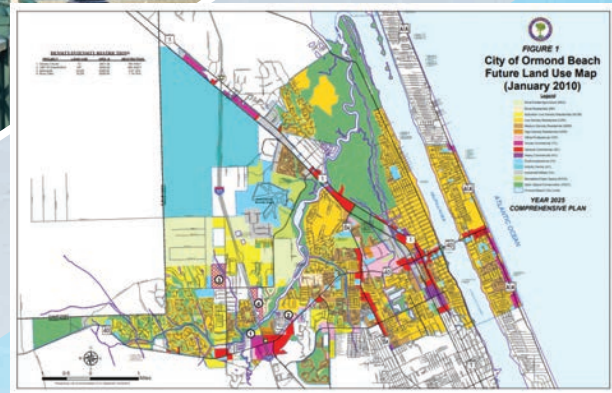


CITIZEN'S GUIDE TO GROWTH & DEVELOPMENT

ORMOND BEACH





AMENDMENTS TO THE COMPREHENSIVE PLAN

Amendments to the Comprehensive Plan are needed to keep the plan current as a dynamic living document. Changes can be required based upon: 1. changes in state law, 2. changes in text policies, 3. property owner-initiated requests based on development pattern changes, or 4. annexation of property that require a city land use.

Changes occur in a public hearing format that is advertised through abutter letters, local newspaper advertisings, and website postings.

Ormond Beach is unique in that land use map changes require letters to property owners within 300 feet of the property as additional public notice.

www.ormondbeach.org/675/Applications and look at Land Use Amendment



DID YOU KNOW? In Volusia County, there exists an additional advisory board called the Volusia Growth Management Commission (VGMC). VGMC is a forum for the several local governments in the county to cooperate with each other. Amendments to comprehensive plans must be submitted for review to VGMC to ensure they are consistent with adjacent cities.

Go to www.volusia.org/government/county-council/advisory-boards/volusia-growth-management-commission.shtml

Verify the jurisdiction you reside in at <https://vcpa.vcgov.org/searches.html>

Search your address and look at "Millage Group"

YEAR 2025 COMPREHENSIVE PLAN



CITY OF ORMOND BEACH, FLORIDA
Adopted December 7, 2010

Since 1985, all cities and counties are mandated by state legislation to maintain and update a Comprehensive Plan.

Comprehensive Plans are written plans that local governments have for long-range planning. The plans examine everything

from future land use to transportation to conservation and more. These various topics are called "elements" and they aim to handle the projected growth coming to our area.

Identify Where Growth and New Development Will Occur (View the Future Land Use Element, specifically the FLU Map)

The Difference Between Future Land Use and Zoning: Future Land Use (FLU) shows the local government's intended plan for the land or property based on projected growth. FLU shows a broad range of allowable uses including commercial, residential, industrial. It also sets the maximum level of development that is allowed on each parcel. The Zoning Code (also known as Land Development Regulations or LDR) implements and must be consistent with the Comprehensive Plan and provides additional regulatory detail. In many respects the relationship of the Comprehensive Plan to the Zoning Code is comparable to the relationship of the Florida Constitution to the Florida Statutes.

Go to www.ormondbeach.org/161/Comprehensive-Plan

Go to www.ormondbeach.org/DocumentCenter/View/9416/1a-Future-Land-Use-Element-012015?bidId=

www.responsibledevelopment.com

HOW DO DEVELOPMENTS GET APPROVED?

Developer meets with the City's Site Plan Review Committee (SPRC) which is comprised of staff members

- 1**
 - a. Developer submits project application (and other required documents) to SPRC
 - b. Developer must hold Neighborhood Meeting* where City Staff is present and resubmit application addressing issues and comments

**when a commercial-use abuts a residential-use*

If application passes review, it goes to the Planning Board

- 2**
 - a. Developer must advertise project 14 days prior to Planning Board meeting
 - b. City Staff must advertise project 10 days prior to Planning Board meeting and send letters to abutting properties 14 days prior

If application is approved, it goes before City Commission for First Reading

- 3**
 - a. City Staff must advertise project 10 days prior to City Commission meeting and send letters to abutting properties 14 days prior

If application passes First Reading, it goes before City Commission for Second Reading

- 4**
 - a. City Staff must advertise project 10 days prior to City Commission meeting

If approved, an ordinance outlining the project will go to City Clerk to be recorded

**Applicant responsible for recording cost of ordinance*

5 Monthly Development Reports are published monthly

www.ormondbeach.org/247/Development-Projects



Additional Public Access

Sign up for NOTIFY ME

<https://www.ormondbeach.org/list.aspx>

- Site Plans published on the Planning website
- Site Plan Review Committee (SPRC) agendas and minutes are published on the Planning website
- Site Plan Review Committee is an open public meeting
www.ormondbeach.org/237/Site-Plan-Review-Committee

Projects and public hearing dates are detailed in the weekly City Manager report.

<https://www.ormondbeach.org/115/NewslettersUpdates>



HOW DO I GET INVOLVED IN DECISIONS?

PLANNING BOARD

Second Thursday of
each month

Start time 6:00 pm

City Commission Chambers

22 S. Beach Street
Ormond Beach, FL
32175

Doug Thomas, Chair

386-677-5533

doug@weatherguardshutters.com

Harold Briley, Vice Chair

386-566-2961

HDB43@aol.com

GG Galloway

386-672-8530

ggalloway@cbcbenchmark.com

Al Jorczak

386-672-7335

alanjorczak@cfl.rr.com

Mike Scudiero

386-212-3957

mikescud@yahoo.com

Angeline Shull

386-295-9605

angieshull@gmail.com

Lori Tolland

386-290-3038

Lori.Tolland@gmail.com

CITY COMMISSION

First and Third
Tuesday of
each month

Start time 7:00 pm

City Commission Chambers

22 S. Beach Street
Ormond Beach, FL
32174

Bill Partington, Mayor of the City of Ormond Beach

386-871-8232

bill.partington@ormondbeach.org

Dwight Selby, City Commissioner, Zone One

386-295-8729

dwight.selby@ormondbeach.org

Troy Kent, City Commissioner, Zone Two

386-871-1859

troy.kent@ormondbeach.org

Susan Persis, City Commissioner, Zone Three;

Deputy Mayor

386-299-0404

susan.persis@ormondbeach.org

Rob Littleton, City Commissioner, Zone Four

386-968-2016

rob.littleton@ormondbeach.org

www.responsibledevelopment.com

HOW TO MAKE A COMMENT

Identify the date that project application goes before Planning Board or City Commission and submit request to make public comment by one of the following:



ONLINE FORM

www.ormondbeach.org/agendacomment

You will be asked to provide your name, address, and identify the agenda item you are commenting on.



WRITTEN COMMENT

Drop your written comment off at the second floor reception desk at City Hall, 22 S. Beach Street, your during normal business hours. Please make sure to clearly label your submission as an agenda item comment for either the Planning Board or City Commission meeting agenda (note the date).

Please provide your name, address, and identify the agenda item you are commenting on in your correspondence. You may also send comment via U.S. mail to the City Clerk at 22 S. Beach Street, Ormond Beach, FL, 32174.



FAX

(386) 676-3330

Please provide your name, address, and identify the agenda item and date you are commenting on in your facsimile.



LIVE COMMENT

Each speaker will be allotted three minutes to provide comments on the agenda item they have requested to speak on.

All those wishing to comment will need to provide their name, address, and identify the item which they are commenting on.

